

DEVELOPMENT AND PLANNING SERVICES COMMITTEE

Minutes of a Meeting of the Development and Planning Services Committee of the City of Salmon Arm held by electronic means by Ministerial Order M192, on Monday, **May 17, 2021.**

PRESENT:

Mayor A. Harrison (participated remotely)
Councillor D. Cannon (participated remotely)
Councillor C. Eliason (participated remotely)
Councillor T. Lavery (participated remotely)
Councillor L. Wallace Richmond (participated remotely)
Councillor S. Lindgren (participated remotely)
Councillor K. Flynn (participated remotely)

Chief Administrative Officer C. Bannister (participated remotely)
Director of Corporate Services E. Jackson (participated remotely)
Director of Engineering & Public Works R. Niewenhuizen (participated remotely)
Director of Development Services K. Pearson (participated remotely)
Manager of Permits and Licensing M. Roy (participated remotely)
Recorder C. Simmons (participated remotely)

1. CALL TO ORDER

Mayor Harrison called the meeting to order at 8:00 a.m.

2. ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

Mayor Harrison read the following statement: "We acknowledge that we are gathering here on the traditional territory of the Secwepemc people, with whom we share these lands and where we live and work together."

3. REVIEW OF THE AGENDA

4. DISCLOSURE OF INTEREST

5. REPORTS

1. Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Greek, S. & J.; 90 2 Street SE]

Moved: Councillor Cannon

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that a notice be filed against the Title of Lot 7, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 pursuant to Section 57 of the Community Charter.

M. Roy, Manager of Permits & Licensing, outlined the recommendation and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

2. **Recommendation to File Notice of Infraction of Building Bylaw No. 3939 [Radcliffe, J.; 91 3 Street SE**

Moved: Councillor Wallace Richmond

Seconded: Councillor Cannon

THAT: the Development and Planning Services Committee recommends to Council that a notice be filed against the Title of Lot 18, Block 3, Section 14, Township 20, Range 10, W6M, KDYD, Plan 392 pursuant to Section 57 of the Community Charter.

M. Roy, Manager of Permits & Licensing, outlined the recommendation and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

3. **Development Variance Permit Application No. VP-527 [Blackstock, J./Passey, B./BWP Construction; 4851 73 Avenue NE; Setback requirements]**

Moved: Councillor Eliason

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-527 be authorized for issuance for Lot 1, Section 6, Township 21, Range 9, W6M, KDYD, Plan KAP63659 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 6.10.1 – Front Parcel Line Setback for a Principal Building – reduce from the minimum of 6.0 m to 1.4 m to accommodate an addition to the principal building, as shown on Schedule A of the Staff Report dated April 30, 2021.

Councillor Eliason left the meeting at 8:15 a.m.

B. Passey, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED

Councillor Lindgren Opposed

4. **Development Variance Permit Application No. VP-530 [Christensen, B./Laderoute, L.; 2348 5 Avenue SE; Setback requirements]**

Moved: Councillor Cannon

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-530 be authorized for issuance for Lot 17, Section 13, Township 20, Range 10, W6M, KDYD, Plan EPP105897 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 13.12.3 Interior Side Parcel Line Setback reduction from 1.5 m to 0.71 m for the construction of a single family dwelling with a suite.

B. Christensen, the applicant, outlined the application and was available to answer questions from the Committee.

Councillor Eliason returned to the meeting at 8:47 a.m.

CARRIED UNANIMOUSLY

5. **REPORTS – continued**

5. **Zoning Amendment Application No. ZON-1208 [Braby, J./Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE; R-1 to R-8]**

Moved: Councillor Cannon

Seconded: Councillor Lavery

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule A of the Staff Report dated May 4, 2021;

AND THAT: Final reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

B. Lawson, the applicant, and J. Braby, the owner, outlined the application and were available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **Development Variance Permit Application No. VP-532 [Braby J./Lawson Engineering Ltd./Lawson, B.; 2151 12 Avenue NE; Setback requirements See Item 5.5 for Staff Report]**

Moved: Councillor Lavery

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Development Variance Permit No. VP-532 be authorized for issuance for Lot B, Section 24, Township 20, Range 10, W6M, KDYD, Plan 38676 which will vary Zoning Bylaw No. 2303 as follows:

1. Section 13.12.2 Rear Parcel Line Setback reduction from 6.0 m to 5.0 m for single family dwellings.

CARRIED UNANIMOUSLY

7. **Zoning Amendment Application No. ZON-1209 [Buckler, J. & K.; 2920 7 Avenue NE; R-1 to R-8]**

Moved: Councillor Wallace Richmond

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 40424 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone) as shown on Schedule A of the Staff Report dated May 4, 2021;

AND THAT: Final reading of the Zoning Amendment Bylaw be withheld subject to the following:

1. Ministry of Transportation and Infrastructure approval; and

5. **REPORTS – continued**

7. **Zoning Amendment Application No. ZON-1209 [Buckler, J. & K.; 2920 7 Avenue NE; R-1 to R-8 - continued**

2. Submission of a Building Permit application showing that the proposed detached suite conforms to BC Building Code and Zoning Bylaw requirements.

J. Buckler, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

8. **Agricultural Land Commission Application No. ALC-405 [Priebe, A. & L.; 4890 Foothill Road SW; Non-Adhering Residential Use]**

Moved: Councillor Lindgren

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-405 be authorized for submission to the Agricultural Land Commission.

L. and A. Priebe, the applicants, outlined the application and was available to answer questions from the Committee.

CARRIED

Councillor Lindgren Opposed

9. **Agricultural Land Commission Application No. ALC-406 [Megyesi, M. & A.; 3381 28 Street NE; Non-Adhering Residential Use]**

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-406 be authorized for submission to the Agricultural Land Commission.

A. Megyesi, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED

Councillor Lavery Opposed

10. **Agricultural Land Commission Application No. ALC-407 [Mierau, B. & R./Laird, B./City of Salmon Arm; 3831 20 Avenue SE; Exclusion]**

Moved: Councillor Cannon

Seconded: Councillor Eliason

THAT: the Development and Planning Services Committee recommends to Council that Agricultural Land Commission Application No. ALC-407 be authorized for submission to the Agricultural Land Commission to exclude Lot 17, Section 7, Township 20, Range 9, W6M, KDYD, Plan 1230;

5. **REPORTS - continued**

10. **Agricultural Land Commission Application No. ALC-407 [Mierau, B. & R./Laird, B./City of Salmon Arm; 3831 20 Avenue SE; Exclusion] - continued**

AND THAT: Pursuant to Section 15. 1(b) of the ALR General Regulation a Statutory Public Hearing be scheduled for June 14, 2021.

B. Laird, the applicant, outlined the application and was available to answer questions from the Committee.

CARRIED UNANIMOUSLY

6. **PRESENTATIONS**

7. **FOR INFORMATION**

8. **CORRESPONDENCE**

9. **ADJOURNMENT**

Moved: Councillor Eliason

Seconded: Councillor Wallace Richmond

THAT: the Development and Planning Services Committee meeting of May 17, 2021, be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:39 a.m.

"A. HARRISON"

Mayor Alan Harrison
Chair

Minutes received as information by Council at their Regular Meeting of May 25, 2021.